

## **An Overview of Wells County's 2017 Annual Trending February 27, 2017**

The following steps were taken to conduct the 2017 annual trending in Wells County:

### **Step 1: Re-Delineation of Neighborhoods**

The vast majority of neighborhoods in Wells County were completely re-examined and, where necessary, re-delineated for annual trending in 2006. Additional re-delineation of some neighborhoods has occurred each year thereafter as further analysis indicated such action was appropriate.

### **Step 2: Calculation of New Land Values\*\***

As required in the General Reassessment, new land values were established in July, 2011 and have been implemented since that time. No other changes have been made to the land order since that time, except in neighborhood where those residential and commercial neighborhoods warranted a rate change because of sales data.

### **Step 3: Calculation of New Residential Factors & Residential Studies\*\***

Wells County implemented the depreciation change to base year 2017, and a location cost multiplier change was not indicated from the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of Wells County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required.

### **Step 4: Updated Commercial & Industrial Improvement Values\*\***

Wells County depreciation base year was changed to 2017 per the Department of Local Government Finance and there was no change to the Location Cost Multiplier.

**\*\*Please note that the period of time from which sales were used for this ratio study was from 1/1/2015 to 12/31/2016. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for vacant commercial property and all industrial property in Wells County, sufficient usable sales data was not yielded even when attempting to expand the sales window back to 2011. 2015 sales were used in the ratio study, but a need for time adjustment was not indicated from data analysis.**